

## WARRANTY DEED

Form WD-1  
Revised 12/2021

Project:	<u>County Road 450 S. Reconstruction</u>
Parcel:	<u>2, 2A</u>
Page:	<u>1 of 3</u>

**THIS INDENTURE WITNESSETH**, That GTS Properties II, LLC, an Indiana limited liability company, the Grantor of Hendricks County, State of Indiana Conveys and Warrants to the **Tippecanoe County Board of Commissioners**, the Grantee, for and in consideration of the sum of Eight Thousand Nine Hundred Dollars (\$8,900.00) (of which said sum \$8,900.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal descriptions attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement, is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The Grantor assumes and agrees to pay the 2021 payable 2022 real estate taxes and assessments on the above-described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

The undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Interests in land acquired by the Tippecanoe  
County Board of Commissioners  
Grantee mailing address:  
20 N. 3<sup>rd</sup> Street, Lafayette, IN 47901  
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 7 day of Nov, 2022.

GTS Properties II, LLC, an Indiana limited liability company

Thomas L. Taulman II (Seal)  
Signature

Thomas L. Taulman II, Member  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF HENDRICKS:

Before me, a Notary Public in and for said State and County, personally appeared Thomas L. Taulman II, Member of GTS Properties II, LLC, an Indiana limited liability company, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

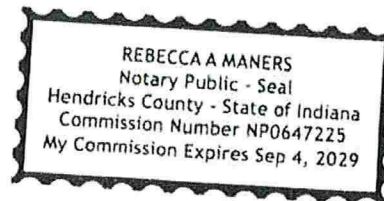
Witness my hand and Notarial Seal this 7 day of Nov, 2022.

Signature Rebecca A. Maners

Printed Name Rebecca A. Maners

My Commission expires 9-4-29

I am a resident of Hendricks County.



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Parcel: 2, 2A

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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53

200 Ferry Street, Suite C

P.O. Box 99

Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:

Tippecanoe County Board of Commissioners

20 North 3<sup>rd</sup> Street

Lafayette, IN 47901

Legal Description prepared by Ryan A. Selby, License Number LS21700017

## EXHIBIT "A"

Project: C.R. 450 S. Reconstruction  
Parcel: 2 Fee Simple  
Code: N/A  
Tax ID: 79-12-18-100-005.000-012  
Form: WD-1

Sheet 1 of 2

A part of the Northwest Quarter of Section 18, Township 22 North, Range 3 West, located in Tippecanoe County, Indiana, and being a part of the grantors' land lying within the right-of way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the northwest corner of the grantor's land, said point being South 0 degrees 28 minutes 49 seconds East 1252.68 feet from the northwest corner of said Northwest Quarter, said northwest corner of said Northwest Quarter designated as point "254" on said parcel plat; thence North 89 degrees 59 minutes 23 seconds East 40.81 feet along the north line of the grantor's land; thence Southwesterly 188.91 feet along an arc to the right having a radius of 494.00 feet and subtended by a long chord having a bearing of South 12 degrees 04 minutes 22 seconds West and a length of 187.76 feet to the west line of said Northwest Quarter; thence North 0 degrees 28 minutes 49 seconds West 183.60 feet along said west line to the point of beginning and containing 0.112 acres, more or less, inclusive of the presently existing right-of-way which contains 0.035 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 20th day of July, 2022.

Ryan A. Selby



## EXHIBIT "A"

Project: C.R. 450 S. Reconstruction  
Parcel: 2A Fee Simple  
Code: N/A  
Tax ID: 79-12-18-100-004.000-012  
Form: WD-1

Sheet 2 of 2

A part of the Northwest Quarter of Section 18, Township 22 North, Range 3 West, located in Tippecanoe County, Indiana, and being a part of the grantors' land lying within the right-of way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the southwest corner of said Northwest Quarter; thence South 89 degrees 36 minutes 49 seconds East 737.07 feet along the south line of said Northwest Quarter to the northeastern boundary of US 52; thence North 67 degrees 01 minute 22 seconds West 95.96 feet along said northeastern boundary; thence North 40 degrees 26 minutes 29 seconds West 624.97 feet along said northeastern boundary to the point of beginning, designated as point "313" on said parcel plat; thence North 40 degrees 26 minutes 29 seconds West 140.00 feet along said northeastern boundary to point "310" designated on said parcel plat; thence North 49 degrees 33 minutes 32 seconds East 10.00 feet to point "311" designated on said parcel plat; thence South 40 degrees 26 minutes 29 seconds East 140.00 feet to point "312" designated on said parcel plat; thence South 49 degrees 33 minutes 32 seconds West 10.00 feet to the point of beginning and containing 0.032 acres more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 20th day of July, 2022.





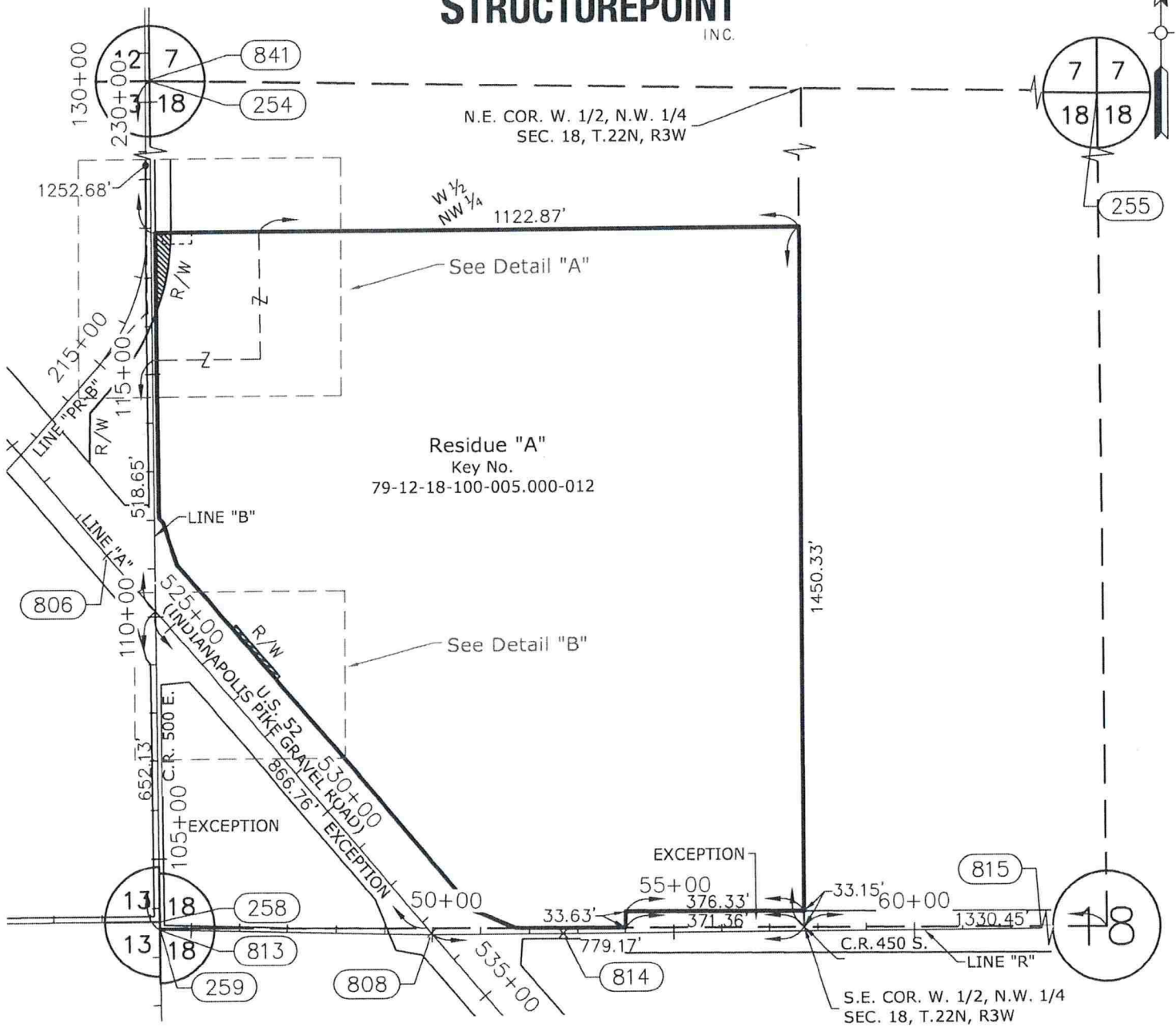


**STRUCTUREPOINT**  
INC.

0 150' 300'



SCALE: 1"=300'



OWNER: GTS PROPERTIES II LLC.  
PARCEL: 2  
CODE: N/A  
PROJECT: C.R. 450 S. RECONSTRUCTION  
ROAD: C.R. 450 S  
COUNTY: TIPPECANOE  
SECTION: 18  
TOWNSHIP: 22 NORTH  
RANGE: 3 WEST

DRAWN BY: MAP  
CHECKED BY: RAS  
DES. NO.: N/A

INSTRUMENT NUMBER 201919017781, DATED OCTOBER 8, 2019  
INSTRUMENT NUMBER 201919009745, DATED JUNE 21, 2019

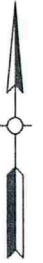
THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.



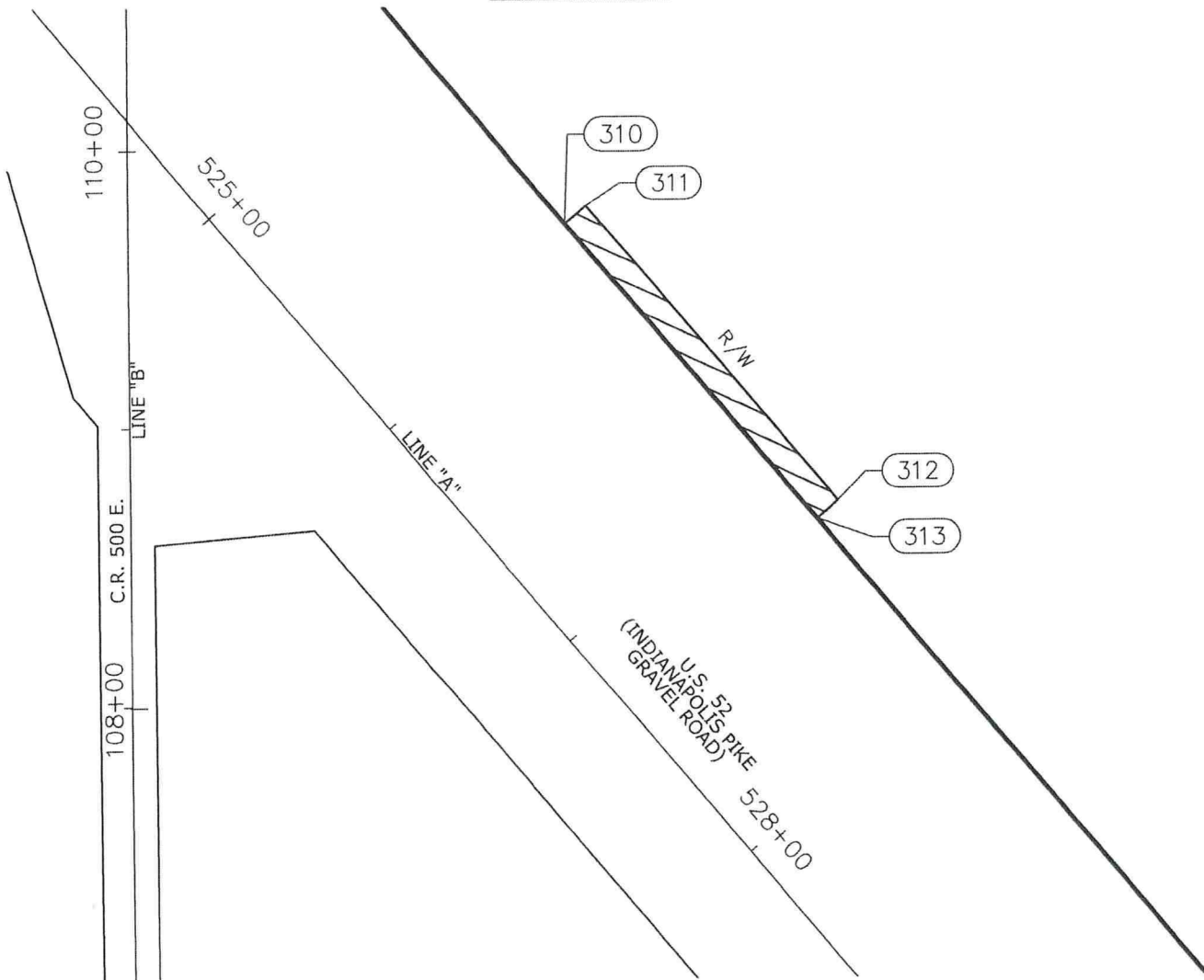
EXHIBIT "B"  
RIGHT-OF-WAY PARCEL PLAT  
Prepared for Tippecanoe County, Indiana  
by: AMERICAN  
**STRUCTUREPOINT**  
INC.

SHEET 3 OF 4

0 30' 60'  
SCALE: 1"=60'



Detail B



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: GTS PROPERTIES II LLC.  
PARCEL: 2  
CODE: N/A  
PROJECT: C.R. 450 S. RECONSTRUCTION  
ROAD: C.R. 450 S.  
COUNTY: TIPPECANOE  
SECTION: 18  
TOWNSHIP: 22 NORTH  
RANGE: 3 WEST

DRAWN BY: MAP  
CHECKED BY: RAS  
DES. NO.: N/A

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.



EXHIBIT "B"  
**RIGHT-OF-WAY PARCEL PLAT**  
 Prepared for Tippecanoe County, Indiana  
 by: AMERICAN  
**STRUCTUREPOINT**  
 INC.


SHEET 4 OF 4

**POINT REFERENCE CHART (Feet)**

Point	North	East	Station	Offset	CL
254	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
255					
258					
259					
806					
808					
814					
815					
841					
304	175139.8400	812695.7433	+PT (218+03.59)	50' Rt.	PR-B
307	174807.1825	812570.6955	+PC (214+76.85)	50' Rt.	PR-B
310	174309.0841	812819.3964	525+85	96' Lt.	A
311	174315.5708	812827.0072	525+85	106' Lt.	A
312	174209.0211	812917.8210	527+25	106' Lt.	A
313	174202.5344	812910.2103	527+25	96' Lt.	A
408	174840.4332	812533.3539	PC 214+76.85	0'	PR-B
409	174968.2634	812647.1799	PI 216+48.02	N/A	PR-B
410	175139.4209	812645.7451	PT 218+03.59	0'	PR-B

**SURVEYOR'S STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 202222010568 in the Office of the Recorder of Tippecanoe County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

  
 Ryan A. Selby      7-21-2022  
 Professional Surveyor No. LS21700017      Date  
 State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

OWNER: GTS PROPERTIES II LLC.  
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 PROJECT: C.R 450 S. RECONSTRUCTION  
 ROAD: C.R. 450 S.  
 COUNTY: TIPPECANOE  
 SECTION: 18  
 TOWNSHIP: 22 NORTH  
 RANGE: 3 WEST

DRAWN BY: MAP  
 CHECKED BY: RAS  
 DES. NO.: N/A

AMERICAN STRUCTUREPOINT, INC. PROJECT NO. 2020.01939

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

The attached Warranty Deed – Parcel 2, 2A (450 S – 500 E Project) is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 5 day of December, 2022

\_\_\_\_\_  
David S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor